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December 7, 2017

Mr. Jay Sheers, Chairman
Beacon Planning Board
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: 25 Townsend Street
City of Beacon
Tax Map No. 6055-03-383149

Dear Mr. Sheers:

Our office has reviewed the plans entitled "25 Townsend Street", as prepared by Hudson Land Design, and consisting of the following sheets:

- Sheet 1 of 4, entitled "Existing Conditions Plan", with the latest revision date of November 28, 2017.
- Sheet 2 of 4, entitled "Preliminary Subdivision Plan", with the latest revision date of November 28, 2017.
- Sheet 3 of 4, entitled "Utility Plan & Profile", with the latest revision date of November 28, 2017.

Based on our review of the submitted plans, we find many our comments in our April 5, 2017 correspondence have not been addressed. The recently submitted plans have been revised to address our concerns with regards to the location of the storm water pond, the area previously proposed to be disturbed along the south-easterly property line and the location of the right-of-way extension from the cul-de-sac to the south-west.

In a recent conversation with the project engineer, they understand that there are still outstanding engineering comments that need to be addressed but would like to get acceptance from the Planning Board with regards to the proposed site layout and comments from the public, prior to providing other engineering responses.

This completes our review at this time. Further comments may be forth coming based upon future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,
LANC & TULLY, P.C.


John Russo, P.E.

Cc: John Clarke, City Planner
Jennifer Gray, Esq.
Tim Dexter, Building Inspector